

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 Alvie Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,320,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/01/2018

to

31/12/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 Irving St MOUNT WAVERLEY 3149	\$1,308,500	08/12/2018
2	17 Wadham Pde MOUNT WAVERLEY 3149	\$1,288,000	18/08/2018
3	27 Nethercote Dr MOUNT WAVERLEY 3149	\$1,240,000	25/08/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending December 2018: \$1,320,000

Comparable Properties



8 Irving St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,308,500
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)



17 Wadham Pde MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,288,000
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 635 sqm approx



27 Nethercote Dr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,240,000
Method: Auction Sale
Date: 25/08/2018
Rooms: 7
Property Type: House (Res)
Land Size: 703 sqm approx